

**NOTE: THE FOLLOWING DOCUMENTATION  
WAS SUBMITTED FOR THE RECORD BEFORE  
OR AT THE PLANNING COMMISSION HEARING  
ON THIS ITEM WHICH IS NOW APPEARING  
BEFORE THE CITY COUNCIL**

Planning and Development Department  
Current Planning Division  
Development Services Center  
731 South Fourth Street  
Las Vegas, NV 89101  
July 17, 2006

To Whom It May Concern:

Please deny the rezoning request ZON 14308; the General Plan Amendment, GPA 14304; the Variance, GAR 14309; and the Site Development Plan Review, SDR 14306.

This area is zoned R-3 on the master plan and should not be changed to medium density. There is already too much traffic on Rainbow Road, too many houses to add 68 Condos to the area. We urge you to please deny these requests! Thank you.

*Earl + Audney Somerville*

Earl and Audney Somerville  
6817 Painted Canyon Ct.  
Las Vegas, NV 89130

17 July 2006

To: Planning and Development Department  
Current Planning Division  
Development Services Center  
731 South Fourth Street  
Las Vegas, Nevada 89101

From: Richard Paul Vandenberg, Trustee  
RPV Trust  
6512 Echo Crest Ave.  
Las Vegas Nevada, 89130

Re: Case: GPA-14304  
SDR-14306  
VAR-14309

I hereby strongly object to the proposed actions contained in the above referenced cases, and plan to attend the Planning Commission meeting set for 6:00 pm, July 27, 2006.

I purchased my property on July 1, 1996, Because the subdivision had R-1 zoning with only single story homes. It is a nice quiet area which will be harmed by multiple-family densities and multiple-car parking lots. My rear lot line is located entirely on the rear lot line of the referenced property. My neighbor to the south abuts the balance of the referenced property.  
Multiple-family zoning should remain west of Rainbow Boulevard.

Sincerely,

A handwritten signature in cursive script, reading "Richard P. Vandenberg".

Richard Paul Vandenberg, Trustee

5108 Back Street  
Las Vegas, NV 89130-1809  
17 July 2006

**P**lanning and Development Department  
**C**urrent Planning Division  
**D**evelopment Services Center  
731 South Fourth Street  
Las Vegas, NV 89101

**Subject:** Written Objections Related To:  
GPA-14304  
ZON-14308  
SDR-14306  
VAR-14309

**Dear Sirs:**

**Thank** you for the opportunity to file my written objections related to the proposed **project** at 5300 North Rainbow Boulevard (APN125-35-201-006) as described in GPA-14303, ZON-14308, SDR-14306, and VAR-14309.

**I respectfully request** you disapprove this project for the following reasons:

1. GPA-14304
  - A. The surrounding area of this proposed project is comprised of single family residences located on large lots, some up to an acre in size.
  - B. The homes adjacent and near this project are primarily single story homes. Multiple floor buildings would not be in keeping with the design of the area.
  - C. Increasing the density of this area will put additional burdens on the local fire and police stations.
  - D. There is a child care center immediately adjacent to the proposed project which could be adversely affected by increased traffic flow and noise in the area.
  - E. Depending on which elementary school would be assigned to this project, the addition of 68 condominium units would add an additional burden on the already stressed local elementary schools of Joe Neal and Earnst May.
  - F. The addition of 68 condominium units would significant increase the traffic flow along North Rainbow Boulevard including egress onto a road with a 45 mph speed limit in that area.
  - G. The majority of the public, who attending the community meeting of 15 June 2006, at the Santa Fe Hotel & Casino, did not support this project.

Subject: Written Objections

- H. The project presenter stated the public comments would be submitted to the project developer and a future community meeting would be conducted to share new project designs, but apparently was not the intention.
- I. This proposed project does not fit the Centennial Hills Section of the Master Plan and will detract from the surrounding area.

2. ZON-14308

- A. Same as above.

3. SDR-14306

- A. At the community meeting of 15 June 2006, at the Santa Fe Hotel & Casino, the project presenter did not mention to the attending public that there would be any requests for waivers of the required perimeter landscape buffer. In fact, the project presenter emphasized the fact that there would be significant landscape buffers, particularly adjacent to the immediate properties to serve as a barrier between properties.
- B. Without landscape buffers, residents in the immediately adjacent properties to the proposed project will lose all aspects of privacy.

4. VAR-14309

- A. At the community meeting of 15 June 2006, at the Santa Fe Hotel & Casino, the project presenter did not mention to the attending public that there would be any requests for variances from the required setbacks. In fact, the project presenter emphasized the fact that there would be significant setbacks which would contribute to the maintenance of the privacy of the residents of the adjacent properties.
- B. Without proper setbacks, the privacy of the adjacent residential property owners will be significantly compromised.

Respectfully,

  
Donald S. Rennie, RN, PhD





The way it should be

July 26, 2006

City of Las Vegas  
Planning & Development Department  
Current Planning Division  
Flinn Fagg, Manager

In re: Objection to GPA-14304, ZON-14308 and VAR-14309 and SDR-14306

Dear City Personnel:

As the property owner of 18.66 gross acres located at the southwest corner of Ann Road and Rebecca, PN II, Inc, dba Pulte Homes Las Vegas, formally **objects** to the aforementioned zoning applications.

As the City knows, Pulte was recently approved to build 78 detached single family homes on 18.66 gross acres just north of the applicant's proposed site at a density of 4.11 dwelling units per acre.

The applicant's property currently resides in a RE district which allows a maximum density of 3.59 dwelling units per acre. The proposed 68 condominiums would create density exceeding 19 units per acre: almost five times the density that was recently awarded to the Pulte community just north.

Pulte seriously questions the merit or value of this proposed project insofar as it significantly challenges the rural aspects of the area and fails to maintain the larger detached home feel of the entire corridor. At minimum, the applicant's density must be significantly reduced to a level more in keeping with the existing area.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Craig Cherney".

Craig Cherney, esq.  
Pulte Homes Las Vegas  
702-914-3035 phone  
702-914-4997 fax

July 26, 2006

**VIA FACSIMILE**

702-474-0352

Las Vegas Planning Commission  
City of Las Vegas  
400 Stewart Avenue  
Las Vegas, NV 89101

**Re: Zoning Case Numbers:** GPA-14304, ZON-14309, and SDR-14306

Dear Commissioners:

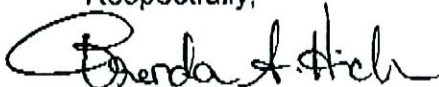
I am contacting you regarding the above referenced zoning case numbers as I reside at 6550 West Hammer Lane. I am speaking out to voice my opposition for the proposed condominium project associated with these case numbers, and ask that you accept this letter as my formal objection to this project.

This project falls within the boundary of the recently adopted Rural Neighborhood Preserve and feel this project is way to dense for the surrounding area that is currently zoned RE. I furthermore more feel that the request to encroach on the existing development by allowing a setback waiver, of 10-foot sides and 23-rear yard where the Code requires 87 feet, is inappropriate for the area. It is also my concern that the increased traffic would negatively impact the area as well.

I would however support a project that did not have such a high density on the 3.52 acres. I would support a project that more closely resembles the development surrounding the area. I understand that land is at a premium and that development is inevitable, but don't feel a density of 19.31 du/acre, in this case is beneficial.

Thank you for your consideration of my request.

Respectfully,



Brenda A. Hicks  
Homeowner  
702.655.5874

R

34-37  
p

5108 Back Street  
Las Vegas, NV 89130-1809  
1 September 2006

Planning and Development Department  
Current Planning Division  
Development Services Center  
ATTN: Doug Rankin  
731 South Fourth Street  
Las Vegas, NV 89101

Subject: Written Objections Related To:  
GPA-14304

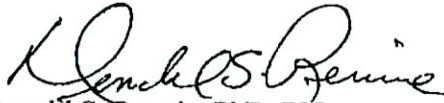
Dear Sir:

Thank you for the opportunity to file my written objections related to the proposed project at 5300 North Rainbow Boulevard (APN125-35-201-006) as described in GPA-14304.

I respectfully request you disapprove this project for the following reasons:

- A. The surrounding area of this proposed project is comprised of single family - single storey residences, located on large lots, up to an acre in size. This is congruent with the Centennial Hills section of the developmental master plan for the area.
- B. Increasing the density of this area will put additional burdens on the local fire and police stations.
- C. There is a child care center immediately adjacent to the proposed project which could be adversely affected by increased traffic flow and noise in the area.
- D. Depending on which elementary school would be assigned to this project, the addition of 42 condominium units would add an additional burden on the already stressed local elementary schools of Joe Neal and Earnst May.
- E. The addition of 42 condominium units would significant increase the traffic flow along North Rainbow Boulevard including egress onto a road with a 45 mph speed limit in that area.

Respectfully Submitted,

  
Donald S. Rennie, PhD, RN

ITEM # 13  
CASE # GPA-14304  
PC MTG 9-7-06

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July 19, 2006

Planning and Development Department  
Current Planning Division

Development Services Center  
731 South Fourth Street  
Las Vegas, NV 89101

RECEIVED

JUL 25 4 10 PM '06

PLANNING AND  
DEVELOPMENT

Subject: Applications for: Rezoning ZON-14308  
General Plan Amendment GPA-14304  
Variance-14309  
Site Development Plan Review SDR-14306

My wife and I own and reside at 6513 Echo Crest Avenue and our property is directly adjacent to the property at 5300 Rainbow Blvd for which the subject applications were made.

We appreciate and agree with the recommendation for denial made by the Current Planning Division Staff for these applications.

We further wish to state our strenuous objection to any consideration of approval of any of these subject applications. It is our understanding that the applications are for a 68 multi-story condominium development, without garages, to be positioned around the exterior of the property.

We object for the following reasons:

- 1) Single-family residences that are zoned as R-1 or R-E surround this property. This proposed development is not consistent with the existing residential neighborhood or the master plan for development.
- 2) All present property owners will experience a substantial loss in the value of their residences if this proposed development is allowed to proceed.
- 3) All planning of the infrastructure is based on the master plan for development. If high-density developments like this are allowed, all services will be overloaded including all utility services, roadways, schools, police and fire protection and health services. The growth in this area has already overloaded our schools, hospital emergency rooms and the water system. The roadways in these neighborhoods were not designed to take this kind of high-density development.
- 4) All of the existing residences adjacent to this proposed development in my area have spent considerable time and monies in the improvement of their properties by installing pools, patios and landscaping. We will loose our privacy in our own back yards if this multi-story development is allowed.
- 5) The Planning Commission has a history of denying any rezoning or variances not consistent with a minimum of R-1 zoning for all prior developments.

Finally all other residences in the area would experience a large financial loss and a lower quality of life if these applications were approved.

We wish to thank the staff for their recommendation of denial for all these applications and express our desire that the Planning Commission follow the staff recommendations.

Sincerely,



Bruce R. Gardella



Bruce Gardella  
6513 Echo Crest Ave  
Las Vegas, NV 89130

ITEM # 34-37 R  
CASE # \_\_\_\_\_  
PC MTG 7.27.06 P

CC: Steven D. Ross, Ward 6 Councilman

We the residents signed below are opposed to the following item listed below. We feel that this is not compatible with the area and the density does not comply with the master plan. The variance does not follow the guidelines set before us established by the Las Vegas city codes that have been adopted. The following item is set to be heard before the Planning Commission on July 27<sup>th</sup>. We believe that our voice needs to be heard.

GPA-14304, ZON-14308, VAR-14309 & SDR-14306  
APPLICANT/OWNER: BRUCE A. AND JULIE A. KHALILZADEGAN

Request to amend a portion of the Centennial Hills Sector Plan of the Master  
Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY  
RESIDENTIAL)

on 3.52 acres at 5300 North Rainbow Boulevard.

Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM  
DENSITY  
RESIDENTIAL)

Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 10  
FEET

IN THE SIDE YARD AREA AND 23 FEET IN THE REAR YARD WHERE 87 FEET IS THE  
MINIMUM SETBACK REQUIRED

Request for a Site Development Plan Review FOR A PROPOSED 68-UNIT  
CONDOMINIUM DEVELOPMENT AND A WAIVER OF PERIMETER LANDSCAPE BUFFER  
REQUIREMENTS.

Name

Phone #

Address

Signature

1. Rich Stevens  
Linda L. Stevens  
655-1555

5216 Blackport Ct  
89130

Rich Stevens  
Linda L. Stevens

2. Tisha & MATTHEW SICILIANO  
5200 Blackport Court  
89130

Tisha & Matthew Siciliano

3. Rocky & Candace Becken  
645-0577

5217 Black Port Ct

Candace Becken

Rocky Becken

4. Suzanne & Peter Merello  
399-8905

5208 Black Port Ct

Suzanne Merello

Peter Merello

5. Victor & Martha Salazar  
638-2826

5200 Black Port Court

Victor Salazar

P  
91 R

ITEM # 34.37

CASE #

PC MTG 7.27.06



1. Regina Butler 6508 Echo Crest Ave  
Regina Butler
2. Misti Miller 6509 Echo Crest Ave.  
Misti Miller
3. Mary Stuart 6500 Echo Crest Ave.  
Mary Stuart
4. Jeff Wach 6499 Breakport  
Jeff Wach
5. Carol Nicholson 5233 REBECCA Rd. 89130  
Carol Nicholson
6. CAREY MITCHELL 5312 REBECCA RD  
Carey C. Mitchell
7. JAMIE LEWIS 5320 REBECCA RD  
Jamie Lewis
8. SERGE G. MILLER 6441 Rancho Santa Fe  
Serge Miller
9. DAVID REYES 6437 Rancho Santa Fe  
David Reyes
10. RICK VIETHS 6428 RANCHO SANTA FE.  
Rick Vieth

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PHONE #

1. MARION BORSCIN 5325 DANA SPRINGS WAY, LAS VEGAS NV 89130  
Marion B. Borscin

2. Cynthia K Randall 5333 Dana Springs Way LV. NV 89130  
Cynthia K Randall

3. Susan Gain 5336 Dana Springs Way LV. NV 89130  
Susan Gain

4. William Gain 5336 Dana Springs Way LV. NV  
William Gain

5. Kevin Raschko 5221 DANA SPRINGS Way LV. NV 89130  
Kevin Raschko

6. Leo Shaver 5224 DANA SPRINGS WAY LV NV 89130  
Leo J. Shaver

7. Leona Hillard 5008 Dana Springs Way  
Leona Hillard

8. Sherri Aragon 5228 Dana Springs LV NV 89130  
Sherri Aragon

9. BERNA PISZKIN 6501 ECHO CREST AVE 89130  
Berna Piskin

10. Barbara Miller 6504 Echo Crest Ave 89130  
Barbara C. Miller

NAME	ADDRESS	SIGNATURE
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PHONE #



1. Robert Gorman 5320 Dana Springs Way.  
Robt Gorman
2. ZENOPIA WATSON 5321 DANA SPRINGS WAY  
Zensha Wats
3. Mark Short 5329 Dana Springs Way  
MARK SHORT
4. JASON BURKHOLDER 5333 DANA SPRINGS WY  
Jason Burkholder
5. Sharon Plager 5312 Dana Springs Way  
Sharon Plager
6. MARIE CORDRET 5312 Dana Springs Way  
Mari Cordrey
7. RAY CORDRET 5312 Dana Springs  
Ray Cordrey
8. TAMARA SHORT 5329 Dana Springs Way  
Tamara Short
9. Jamela Holmes 5324 Dana Springs Way  
Jamela Holmes
10. Darwin Holmes 5324 Dana Springs Way  
Darwin Holmes

NAME

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PHONE #

1. Julie Westlund 5308 Dana Springs Way  
Julie Westlund 395-1892
2. Steve Westlund 5308 Dana Springs Way  
Steve Westlund
3. Kristen Boehler 5316 Dana Springs Way  
Kristen Boehler 365-7958
4. GRADY DAVIS 5316 DANA SPRINGS WAY  
Grady Davis - 683-5161
5. Donald Heider 5316 Gem Lake Ct 655-0178
6. CARMELA LO CASCIO 702 645 6132  
6700 SNAKE RIVER AVE 89130 Carmela, Nevada
7. JEAN SHEPHERD Jean Shepherd 702-655-7981  
6705 Snake River Ave.
8. PAUL TUCK Paul Tuck  
6708 SNAKE RIVER AVE 278-0862
9. JOE LESKO Joe Lesko  
6800 SNAKE RIVER 658-0687
10. MARTIN & HEATHER GRIMES  
6716 Snake River 658-8094 *Martin Grimes*

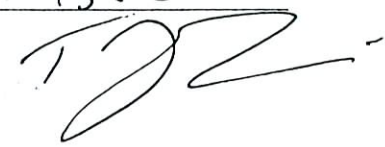

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PHONE #



- (702) 449-0676.
1. Maria Borahona Maria Borahona  
5213 Sun Gem Ct. Las Vegas 89130.
  2. Mary Goodspeed Mary Goodspeed 655 6094  
5217 Sun Gem Ct. Las Vegas NV 89130
  3. MARION BADGER 655-2726  
5220 Sun Gem Ct. L.V. Nev. Marion Badger
  4. T.J. Kagebein 515-1356  
5212 Sun Gem Ct. L.V. NV 
  5. Keri Kagebein  
5212 Sun Gem Ct. L.V. NV <sup>515-1356</sup> Keri Kagebein
  6. Cathalina Baugh 395-5902  
5204 Sun Gem Ct. L.V. NV 89130 273-0003
  7. Leslie Bakenah 5200 Sun Gem Ct  

  8. Jeanette Wilhelm Jeanette Wilhelm 234-4905  
5908 Old Ridge Rd. N.L.V. 89031
  9. Linda Bearden Linda Bearden 878-9364  
5208 Sun Gem Ct. L.V. NV 89130
  10. TIM BEARDEN Tim Bearden  
5208 Sun Gem Ct. L.V. 89130

NAME

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PHONE #

James Evans

James Evans

Margaree Evans - 5201 Blackport Ct. Margaree Evans

2. Rob Jr 6625 Rancho Santa Fe  
232-9236 Robert Jestic  
Rob Jr

3. Lynne Erickson 6617 Rancho Santa Fe Lynne & Erickson  
656-7270 89130

4. Mike Beyre 5201 Gem Lake Court Mike Beyre  
396-4908

5. Maureen K. Petrucci 5205 Gem Lake Ct  
762-656-6887

6. RAY + VICKIE ADNEY 5209 Gem Lake  
233-1274 Maureen Las Vegas 89130

7. Bill Butler 5217 Gem Lake Ct. Wellsville  
656-1481

8. Shelley Parrillo 5220 Gem Lake Ct L.V. NV 89130  
227-4530 Shelley Parrillo

9. RALPH KELLY 5208 GEM LAKE CT. L.V. NV 89130  
656-1441 Ralph Kelly

10. JEANANNE KELLY 5208 GEM LAKE CT L.V. NV. 89130  
656-1441 Jeannane Kelly

NAME

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PHONE #



1. Kelly Roberts 5200 Gem Lake.  
218-9532 Kelly Li
2. Glenda Hall 2398 N. Rainbow Blvd. Black Hills  
658-8481
3. Sommer Diller 5348 N. Rainbow Blvd.  
645-6062
4. J. GALANGA = 6401 W. HAMMER LN  
LV- NV- 89130 - 598-3712 / 355-0205
5. Raymond, L. No 12 6551 W. Hammer Ln. Raymond L. No 12  
Las Vegas Nev. 89130 702-871-7772
6. Stanley Venesky 5213 Blackfoot Ct. Stanley  
396-6064
7. ARENO SCHOULTER ARENO  
6613 RANCHO SANTA FE 89130 528-5375
8. Jennifer Haccia 325-5212  
5209 SunGem Ct., Las Vegas NV 89130
9. ROBERT BORTEN Robert Borten 630 7771  
5209 SunGem Ct LV NV 89130
10. Elvia Gallegos 5304 Dana Springs way  
445-4715

NAME

ADDRESS

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PHONE #

1. Joseph CASEY 6521 RANCHO SANTA FE DR 89130  
655 4225
2. Lori Faulkner 5201 Dana Springs Way 89130  
430-8965
3. Bert Lucas 5217 Dana Springs Way 89130  
655 6223 Bert Lucas JR.
4. Jim R Stuart 6500 Echo Crest Av. 89130  
*Jim R Stuart* 656-6507
5. Bill Miller 658-4730  
6504 Echo Crest Ave.
6. Richard Vandenberg 658 4743 Richard Vandenberg  
6512 Echo Crest Ave 89130
7. Sheryl Gardella 645-2177 Sheryl Gardella  
6513 Echo Crest Ave 89130
8. Bruce Gardella 645-2177 Bruce Gardella  
6513 Echo Crest Ave 89130
9. Scott Romo 429-0034 Scott R.  
6505 Echo Crest Ave LUNV 89130
10. WILLIAM C MILLER 6504 Echo Crest Ave  
384-2268 William C Miller

<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
<u>PHONE #</u>		

1. MARK HETER Mark Heter  
5305 REBECCA RD 89130 [702-655-1581]
2. SUE CAMPBELL Sue Campbell  
5209 BLACK PORT CT. 89130 702-645-5486
3. NORMA ROEBKE Norma Roebke  
5205 BLACK PORT CT 655-8034
4. LEROY H. ROEBKE Leroy H. Roebke  
5205 BLACK PORT CT 655-8034
5. ELAINE MONTEIRO Elaine Monteiro  
702-325-0622 / 5517 BOWERMAN WAY
6. DAMON EVANS Damon Evans  
5204 BLACK PORT CT 211-9495
7. JOHN H. KELLEY John H. Kelley 655-6031  
5512 BLACK PORT CT
8. DAVID BELCHER 645-1676  
6611 W. HAMMER LN. David M. Belcher
9. HEIDI W. SHAW  
6701 SNAKE RIVER AVE
10. LAUREN WRIGHT 702/8100270 (702) 515-1467  
7774 Hidden Gazebo Las Vegas Lauren Wright

NAME

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PHONE #



1. WARREN L. WOODARD 1208 SNOOK RIVER AVE (Las Vegas)  
NV 89130 (702) 58-3377
2. RONALD J. GARDE 6716 Rio Grande Ct  
Las Vegas, NV 89130
3. BRYAN SISSON Bryan Sisson  
6709 PAINTED CANYON CT,  
LAS VEGAS, NV 89130
4. LINDA SMITH Linda Smith  
6701 Painted Canyon Ct  
Las Vegas NV 89130
5. Denise & Perry Bell Denise Bell  
6700 W Painted Canyon Ct 346-7451
6. Tiffany Hubbard  
6708 Painted Canyon Ct  
Las Vegas, NV 89130 951-7389
7. Dennis E. Evans Dennis E. Evans  
6717 Painted Canyon Ct. 285-1520
8. Cindy Ferris Cindy Ferris  
6717 Painted Canyon Court 498-7547
9. \_\_\_\_\_
10. \_\_\_\_\_

NAME

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PHONE #



1. MARK RODNEY 6808 Snake River Ave [Signature]  
702-296-7803
2. Samona Woodard 6805 Snake River Ave  
Samona Woodard 658-3397
3. CHARLES ADASZIK 818-3726 [Signature]  
~~702-202-619-770-0439~~
4. [Signature] 383-0544
5. Shelley Juchewitz  
6805 P.O. Sands Crt 383-0544
6. Terival D. Nuck  
6800 PAINTED CANYON Cir. 658-6545
7. \_\_\_\_\_
8. \_\_\_\_\_
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10. \_\_\_\_\_

<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
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1. MIKE + ELFRIEDE LeRoy  
4413 Port Breeze Dr 89031 6557421
2. Karina Schacht  
8909 Medicine Wheel Ave Las Vegas 89143
3. Julee & Steve Westlund ~~Julee Westlund~~  
5308 Dana Springs Way 575-1892
4. John R. Hall ~~GP - 8491~~  
5398 Wadsworth, L.V. NV 89130
5. Lorna Vigoreaux ~~Lorna Vigoreaux~~  
5400 W Cheyenne Ave H 1092 Las Vegas NV 89108
6. Rebecca Punton  
7808 Sleeping Pine Ct Las Vegas 89143
7. Chase Diller 767-4296  
8020 Nestled Vista 89128 Las Vegas NV
8. Jhonna Diller 4655 N. Chieftain St.  
Jhonna Diller L.V. NV 89129
9. \_\_\_\_\_
10. \_\_\_\_\_

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